

117.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

837,600 / 837,600

USE VALUE:

837,600 / 837,600

ASSESSED:

837,600 / 837,600

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 75 |        | DOTHAN ST, ARLINGTON  |

**OWNERSHIP**

Unit #:

|                              |  |
|------------------------------|--|
| Owner 1: MARKOWITZ ADAM D    |  |
| Owner 2: MARKOWITZ JESSICA T |  |
| Owner 3:                     |  |

Street 1: 75 DOTHAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: HAROUTUNIAN HARRY J-ETAL -

Owner 2: HAROUTUNIAN JANET -

Street 1: 75 DOTHAN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 9,600 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1953, having primarily Cprn. Clap Exterior and 2710 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | %  | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 9600        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.70 | 6     |             |           | Water  | -5 |        |   |        |   | 470,820         |           |   |           |        |      | 470,800   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                |  | Land Size | Building Value | Yard Items                     | Land Value | Total Value    | Legal Description |  | User Acct |
|-------------------------|--|-----------|----------------|--------------------------------|------------|----------------|-------------------|--|-----------|
| 101                     |  | 9600.000  | 366,800        |                                | 470,800    | 837,600        |                   |  |           |
|                         |  |           |                |                                |            |                |                   |  |           |
|                         |  |           |                |                                |            |                |                   |  |           |
|                         |  |           |                |                                |            |                |                   |  |           |
| Total Card              |  | 0.220     | 366,800        |                                | 470,800    | 837,600        | Entered Lot Size  |  |           |
| Total Parcel            |  | 0.220     | 366,800        |                                | 470,800    | 837,600        | Total Land:       |  |           |
| Source: Market Adj Cost |  |           |                | Total Value per SQ unit /Card: | 309.08     | /Parcel: 309.0 | Land Unit Type:   |  |           |

**PREVIOUS ASSESSMENT**

| Parcel ID         |     |     |            |           |           |            |             |               |               |            |
|-------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 117.0-0001-0007.0 |     |     |            |           |           |            |             |               |               |            |
| Tax Yr            | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2020              | 101 | FV  | 367,000    | 0         | 9,600.    | 470,800    | 837,800     | 837,800       | Year End Roll | 12/18/2019 |
| 2019              | 101 | FV  | 273,800    | 0         | 9,600.    | 464,100    | 737,900     | 737,900       | Year End Roll | 1/3/2019   |
| 2018              | 101 | FV  | 243,400    | 0         | 9,600.    | 356,500    | 599,900     | 599,900       | Year End Roll | 12/20/2017 |
| 2017              | 101 | FV  | 243,400    | 0         | 9,600.    | 336,300    | 579,700     | 579,700       | Year End Roll | 1/3/2017   |
| 2016              | 101 | FV  | 243,400    | 0         | 9,600.    | 309,400    | 552,800     | 552,800       | Year End      | 1/4/2016   |
| 2015              | 101 | FV  | 233,400    | 0         | 9,600.    | 289,200    | 522,600     | 522,600       | Year End Roll | 12/11/2014 |
| 2014              | 101 | FV  | 210,300    | 0         | 9,600.    | 266,300    | 476,600     | 476,600       | Year End Roll | 12/16/2013 |
| 2013              | 101 | FV  | 210,300    | 0         | 9,600.    | 266,300    | 476,600     | 476,600       |               | 12/13/2012 |

**SALES INFORMATION**

| Grantor         |  | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|--|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| HAROUTUNIAN HAR |  | 51893-320 |      | 11/14/2008 |           | 445,000    | No | No  |       |       |
|                 |  | 13027-34  |      | 7/30/1976  |           | 36,500     | No | No  | N     |       |

**BUILDING PERMITS**

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 6/1/2020  | 493    | Redo Kit | 94,192 | O   |            |          |            |                    |
| 6/1/2020  | 493    | Redo Kit | 94,192 | O   |            |          |            |                    |
| 9/7/2017  | 1159   | Add Bath | 13,786 | O   |            |          |            | add 3 seas porch A |
| 8/18/2016 | 2044   | Re-Roof  | 2,000  | C   |            |          |            |                    |
| 8/29/2013 | 1307   | Renovate | 28,813 | C   |            |          |            |                    |
| 4/5/2012  | 332    | Manual   | 3,320  |     |            |          |            | open up living roo |
| 6/16/1999 | 364    | Addition | 30,000 |     |            |          |            | REAR ADDITION      |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | / |
|-------|--------------------------------|---|---|---|
|-------|--------------------------------|---|---|---|

Total Card / Total Parcel  
837,600 / 837,600APPRAISED:  
USE VALUE:  
ASSESSED:

837,600 / 837,600



USER DEFINED

|                |          |
|----------------|----------|
| Prior Id # 1:  | 75180    |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Prior Id # 1:  |          |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| PRINT Date     | Time     |
| 12/10/20       | 23:35:35 |
| LAST REV Date  | Time     |
| 10/21/20       | 09:44:47 |
| danam          |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

|                                 |                   |              |     |                                    |               |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
|---------------------------------|-------------------|--------------|-----|------------------------------------|---------------|-------------------------|-----------|-------------------|-------------------|--------|--------------|------------|------|--------|------------|----------------------|--------------|---|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                   |              |     | <b>BATH FEATURES</b>               |               |                         |           | <b>COMMENTS</b>   |                   |        |              |            |      |        |            | <b>SKETCH</b>        |              |   |  |  |  |  |
| Type:                           | 05 - Garrison     |              |     | Full Bath:                         | 2             | Rating:                 | Average   |                   |                   |        |              |            |      |        |            | EFP                  |              |   |  |  |  |  |
| Sty Ht:                         | 2 - 2 Story       |              |     | A Bath:                            | 1             | Rating:                 | Very Good |                   |                   |        |              |            |      |        |            | 12                   | FFL          |   |  |  |  |  |
| (Liv) Units:                    | 1                 | Total:       | 1   | 3/4 Bath:                          |               | Rating:                 |           |                   |                   |        |              |            |      |        |            | 15                   | 15           | 4 |  |  |  |  |
| Foundation:                     | 1 - Concrete      |              |     | A 3QBth:                           |               | Rating:                 |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Frame:                          | 1 - Wood          |              |     | 1/2 Bath:                          |               | Rating:                 |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Prime Wall:                     | 20 - Cpm. Clap    |              |     | A HBth:                            |               | Rating:                 |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Sec Wall:                       |                   | %            |     | OthrFix:                           |               | Rating:                 |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Roof Struct:                    | 1 - Gable         |              |     | <b>OTHER FEATURES</b>              |               |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Roof Cover:                     | 1 - Asphalt Shgl  |              |     | Kits:                              | 1             | Rating:                 | Average   |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Color:                          | BLUE              |              |     | A Kits:                            |               | Rating:                 |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| View / Desir:                   |                   |              |     | Fpl:                               | 1             | Rating:                 | Average   |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |                   |              |     | WSFlue:                            |               | Rating:                 |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Grade:                          | C - Average       |              |     | <b>CONDOS INFORMATION</b>          |               |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Year Blt:                       | 1953              | Eff Yr Blt:  |     | Location:                          |               |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Alt LUC:                        |                   | Alt %:       |     | Total Units:                       |               |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Jurisdct:                       |                   | Fact:        | .   | Floor:                             |               |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Const Mod:                      |                   |              |     | % Own:                             |               |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Lump Sum Adj:                   |                   |              |     | Name:                              |               |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                   |              |     | <b>DEPRECIATION</b>                |               |                         |           | <b>REMODELING</b> |                   |        |              |            |      |        |            | <b>RES BREAKDOWN</b> |              |   |  |  |  |  |
| Avg Ht/FL:                      | STD               |              |     | Phys Cond:                         | AG - Avg-Good | 26.                     | %         | No Unit           | RMS               | BRS    | FL           |            |      |        |            |                      |              |   |  |  |  |  |
| Prim Int Wall:                  | 1 - Drywall       |              |     | Functional:                        |               |                         | %         | 1                 | 8                 | 4      |              |            |      |        |            |                      |              |   |  |  |  |  |
| Sec Int Wall:                   |                   | %            |     | Economic:                          |               |                         | %         |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Partition:                      | T - Typical       |              |     | Special:                           |               |                         | %         |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Prim Floors:                    | 4 - Carpet        |              |     | Override:                          |               |                         | %         |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Sec Floors:                     | 4 - Carpet        | 20           | %   | Total:                             | 26.4          |                         |           | Totals            |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Bsmnt Flr:                      | 12 - Concrete     |              |     | <b>CALC SUMMARY</b>                |               |                         |           | 1                 | 8                 | 4      |              |            |      |        |            |                      |              |   |  |  |  |  |
| Subfloor:                       |                   |              |     | Basic \$ / SQ:                     | 135.00        |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Bsmnt Gar:                      |                   |              |     | Size Adj.:                         | 1.20438218    |                         |           | Rate              | Parcel ID         | Typ    | Date         | Sale Price |      |        |            |                      |              |   |  |  |  |  |
| Electric:                       | 3 - Typical       |              |     | Const Adj.:                        | 0.97020000    |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Insulation:                     | 2 - Typical       |              |     | Adj \$ / SQ:                       | 157.746       |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Int vs Ext:                     | S                 |              |     | Other Features:                    | 106500        |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Heat Fuel:                      | 1 - Oil           |              |     | Grade Factor:                      | 1.00          |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Heat Type:                      | 3 - Forced H/W    |              |     | NBHD Inf:                          | 1.00000000    |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| # Heat Sys:                     | 1                 |              |     | NBHD Mod:                          |               |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| % Heated:                       | 100               | % AC:        |     | LUC Factor:                        | 1.00          |                         |           |                   |                   |        |              |            |      |        |            |                      |              |   |  |  |  |  |
| Solar HW:                       | NO                | Central Vac: | NO  | Adj Total:                         | 498363        |                         |           |                   | Juris. Factor:    |        | Before Depr: | 157.75     |      |        |            |                      |              |   |  |  |  |  |
| % Com Wall:                     |                   | % Sprinkled: |     | Depreciation:                      | 131568        |                         |           |                   | Special Features: | 0      | Val/Su Net:  | 125.70     |      |        |            |                      |              |   |  |  |  |  |
|                                 |                   |              |     | Deprecated Total:                  | 366795        |                         |           |                   | Final Total:      | 366800 | Val/Su SzAd: | 193.66     |      |        |            |                      |              |   |  |  |  |  |
| <b>MOBILE HOME</b>              |                   |              |     | Make:                              |               | Model:                  |           | Serial #:         |                   | Year:  |              | Color:     |      |        |            |                      |              |   |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |              |     | <b>PARCEL ID</b> 117.0-0001-0007.0 |               |                         |           |                   |                   |        |              |            |      |        |            | <b>IMAGE</b>         |              |   |  |  |  |  |
| Code                            | Description       | A            | Y/S | Qty                                | Size/Dim      | Qual                    | Con       | Year              | Unit Price        | D/S    | Dep          | LUC        | Fact | NB Fa  | Appr Value | JCod JFact           | Juris. Value |   | <b>AssessPro Patriot Properties, Inc</b> |  |  |  |
| 2                               | Frame Shed        | D            | Y   | 1                                  | 12X8          | A                       | AV        | 1995              | 0.00              | T      | 19.2         | 101        |      |        |            |                      |              |   |  |  |  |  |
| More: N                         | Total Yard Items: |              |     |                                    |               | Total Special Features: |           |                   |                   |        |              |            |      | Total: |            |                      |              |   |  |  |  |  |